

**Huron County Planning Commission Meeting
Wednesday, September 6, 2023 @ 7:00 p.m.
Huron County Meeting Room 305
250 E. Huron Avenue
Bad Axe, Michigan 48413
989-269-9269**

Agenda

1. Call meeting to order: Pledge of Allegiance
Roll call of members

Agenda: Declarations of Amendments to Agenda
Approval of Agenda

2. Approval of minutes: **June 7, 2023** regular meeting
(July 5th and August 2nd meeting cancelled due to building flood damage)

3. Public Comment. Public input protocol: 3 minutes per speaker.

4. Public hearing(s): (Open Meetings Act - 3 minutes per speaker): AVCI Portable Cell Tower (COW)

- A. **SAP 2023-03** Agri-Valley Communications Inc. (AVCI) request to park and operate a 60 foot high mobile communication cellular tower on leased land located at 2755 Port Austin Road, Section 8 Hume Township.
- B. **SAP 2023-04** 4G Holdings LLC request sand mining operation on two adjoining parcels in Section 3 of Grant Township.
- C. **SAP 2023-05** Randy Willing and Chad Willing (West Side Sand Products) request sand mining operation on two adjoining parcels in Section 19 of Sheridan Township.

5. Communications:

- A. Morgan, Lewis & Bockius LLP insight article dated March 8, 2023 titled "Key Considerations For Utility-Scale Energy Storage Procurements."
- B. North American WindPower article dated June 8, 2023 titled "Constellation Upgrade of Criterion Wind Kicks Off \$350 Million Fleet Investment."
- C. Port Huron Times Herald article dated June 4, 2023 titled "Whitmer wants to make Michigan a clean energy haven. But rural communities are pushing back."
- D. Village of Elkton 5-year Parks & Recreation Plan 2023-2027.
- E. Michael Sage, DTE Energy, email communication titled "DTE: Paving the Way for a Clean Energy Future."
- F. Elkland Township Planning Commission to hold a public hearing on September 5, 2023 to receive public input on the township's recently completed draft Master Plan.
- G. NextEra Energy e-mail from Mark Trumbauer containing comments on energy storage ordinance.
- H. NextEra Energy e-mail from Chesten Goodman providing suggested edits to energy storage ordinance.
- I. Saginaw County Chamber of Commerce public official invitation to SVSU event scheduled for Thursday, September 21, 2023 titled "How Solar Energy Impacts Your Local Community." RSVP required.

6. Reports of Committees: Campground, Mobile Home, and RV Park committee.

7. Unfinished business:

- A. Commercial Solar Energy Facilities Ordinance. Continue review of solar ordinance draft and Battery Energy Storage System ordinance draft regulations.

8. New Business:

- A. **SPR 2023-05** Chad's Plumbing & Heating Inc., requests site plan review for a 1,320 square foot cold storage addition onto the existing business located at 8346 Port Austin Road, Pigeon, Michigan, 48755, which is zoned General Business District in Section 17 of McKinley Township.
- B. **SPR 2023-06** Thumb Electric Cooperative requests site plan review to construct a 14ft. x 20ft. fiber optic equipment utility building on a parcel of land located on the East side of Ugly Road (M-19) in Section 15 of Bingham Township.
- C. **SPR 2023-07** Thumb Electric Cooperative requests site plan review to construct a 14ft. x 16ft. fiber optic equipment utility building on a parcel of land located on northeast corner of Hellems and Cross Road in Section 4 of Lincoln Township.
- D. PA 116 Enrollment Applications:
 - 1. Grifkaland LLC, Sec 15 Bingham Twp., 79.16 acres (78 cultivated) 0 bldgs., 15 yrs.
 - 2. Grifkaland LLC, Sec 15 Bingham Twp., 10.78 acres (9 cultivated) 0 bldgs., 15 yrs.
 - 3. Knoblock, Natalia, Sec 14 Hume Twp., 40 acres MOL (39 cultivated) 0 bldgs., 10 yrs.
 - 4. Knoblock, Natalia, Sec 24 Hume Twp., 78 acres (76 cultivated) 0 bldgs., 10 yrs.
 - 5. E & R Land Company, Sec 27 Meade Twp., 113.89 acres (95 cultivated) 0 bldgs., 90 yrs.

9. Final Public Comment: Public input protocol; 3 minutes per speaker.

10. Final Planning Commission Comment

11. Adjournment

Notice of Upcoming Meetings:

- Next **Regular PC Meeting** scheduled on **Wednesday, October 4, 2023 @ 7:00 p.m., Room 305.**